Historic District Review Committee

Staff Report
January 11, 2010

Action Item

CAPP 2009-0019 Shyla and Steven Kennedy: New Residential Construction in the Goose Creek Historic District: MCPI 491-10-0145.

Background

The subject property is identified as MCPI 491-10-0145 and depicted as Lot 1A-1 on the subdivision plat. The 4.03-acre lot is vacant and does not have an address. It is located on the west side of Trinity Church Road in the Goose Creek Historic District. Trinity Church Road is a narrow gravel road running north to south and intersecting with the more highly traveled Hughesville Road, a gravel road to the north. The lot is one of several open parcels that once or currently serve as pasture and have been subdivided from a late-nineteenth century farmstead. These immediately adjacent properties include vacant lots ranging in size from 3.3 acres to 6.8 acres to the west and south. This is the first application for new construction in this subdivision in the rural historic district. A 7.2-acre lot with the late-nineteenth century farm complex is located on the north side of the property. Buildings include a farmhouse, wagon shed, bank barn, dairy barn, and other outbuildings. New residences stand to the east, across Trinity Church Road, on lots ranging from 3.0 acres to 5.4 acres. All of the properties are in the Goose Creek Historic District.

The applicant is proposing to construct a two-story, frame residence on the lot. The proposed house will be 3,322 square feet not including a finished basement. The footprint is 1176 square feet with a 792 square foot attached garage. New construction is proposed because access needs of the applicant's family are not accommodated in most existing homes. The proposed house has at-grade egress through the front porch and garage.

According to the Zoning Administration Referral letter dated December 31, 2009, there are no zoning issues associated with this application. Zoning staff notes that the property is subject to aR-1 zoning district regulations and that the applicant must obtain all necessary zoning/building permits for the proposed construction.

Analysis

The Loudoun County Historic District Guidelines: Goose Creek Historic District (Goose Creek Guidelines) dedicate one chapter to new construction. Guidelines for the building placement and setback; orientation; spacing; massing; complexity of form; height, width, and scale; directional expression; and pertinent building details will be used to evaluate the proposed residence.

Building Placement and Setback

The Guidelines recommend that new construction in rural areas use the precedent of siting established by historic farm buildings. The Guidelines go on to recommend that new buildings should be sited where they are protected from weather and can take advantage of cooling summer breezes and passive solar heating. Placing buildings in a saddle of land, rather than on a prominent hilltop location, achieves this protection goal and preserves views of adjacent undeveloped land (Goose Creek Guidelines, Guidelines for New Construction: Building Placement and Setback, Text, p. 58, Inappropriate Treatment 1; Guidelines 1 and 2, p. 59).

Historic buildings in the vicinity of the subject property include the aforementioned nineteenth century farmhouse and complex along Hughesville Road and a vernacular nineteenth century residence along Trinity Church Road. Both buildings are oriented to the road and setback approximately 50' to 60'. New houses near the proposed residence are predominately oriented to the road, but some face northwest. Setbacks vary widely for new construction. Figure 1 shows the orientation of nearby residences.

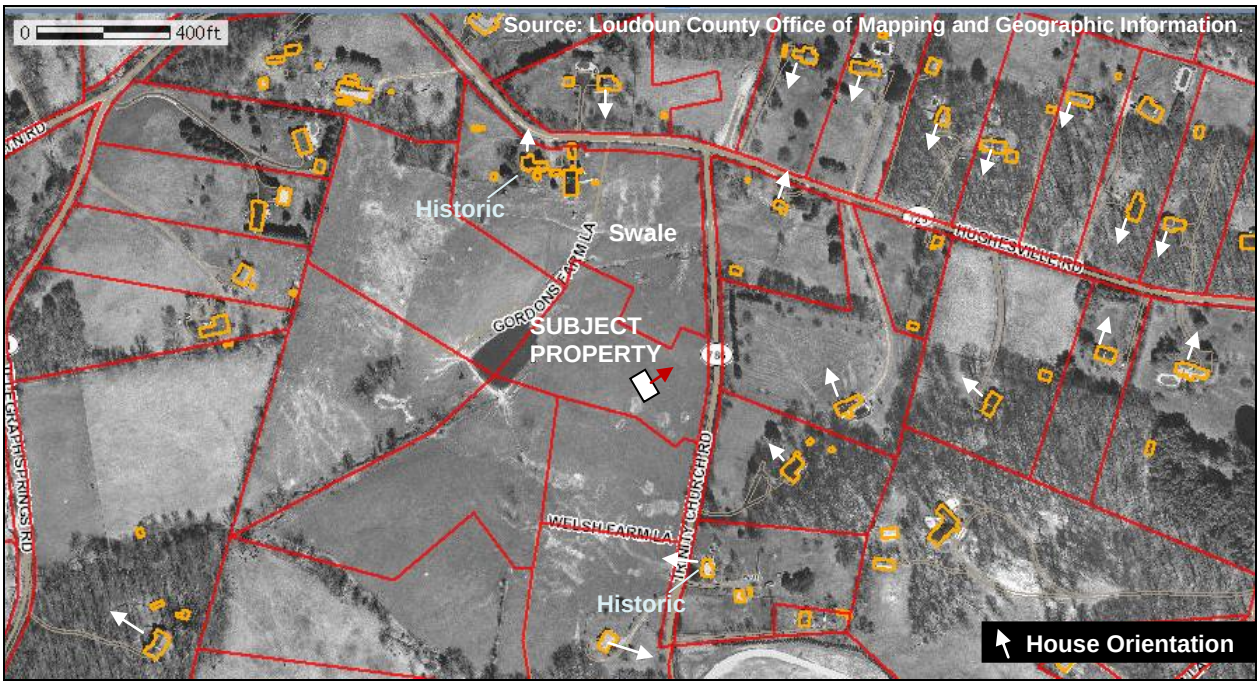

Figure 1: Aerial of the subject parcel comparing the proposed house location, setback, and orientation with surrounding properties. (Proposed house footprint not to scale.)

The subject property slopes away from Trinity Church Road to a pond at the rear of the lot. Land to the south of this lot also slopes away from the road. The grade is relatively flat to approximately 225' from Trinity Church Road, with a change in elevation of 25' in this distance. The flattest area begins approximately 125' from the road. Further west, the slope increases to the pond. To the north of the property, a deep swale lies between

the subject lot and Hughesville Road (see Figure 1, Photo 1). The only trees on the lot and the neighboring subdivided lots are in a fencerow along the road.

Photo 1: View from Hughesville Road of the proposed house location and swale between the road and the subject parcel. Note the predominance on the landscape due to the lack of trees and hilltop location (Proposed house not to scale.

The proposed location for the house is on the flattest area on the parcel, with the side of the house setback approximately 130' from the road. This setback is greater than historic precedents of 50'-60'. However, the distance allows the proposed residence to sit lower on the property. More distance from the road may reduce the perceived mass of the building. The proposed setback is appropriate for the size and mass of the building.

The proposed orientation for the house is to the northeast, so that the rear elevation has a southwestern exposure. The applicant states in the Statement of Justification (SOJ) that this orientation is proposed to take advantage of solar gain. According to the applicant, this location will also allow the proposed residence to have an at-grade egress on the front elevation and into the garage, which is desired. This proposal results in a residence that would be oriented to Hughesville Road, nearly 700' to the north, than to Trinity Church Road.[1] Moreover, this proposed orientation does not follow any precedents; historic or modern (see Figure 1). While the location is not the highest spot on the parcel, it will be dominant on the landscape due to the lack of trees and the swale to the north. **Therefore, the proposed location for the residence does not meet the Guidelines for building placement because it is not oriented to Trinity Church Road.**

[1] This orientation may also be problematic when residences are proposed on the four adjacent lots since it does not follow historic or modern precedents. In addition to meeting the Goose Creek Guidelines, future homes would also have to consider the orientation of the proposed residence due to its predominance on the landscape and the lack of trees.

Orientation
The Guidelines refer to the Building Placement and Setback recommendations for the orientation of new construction in rural areas. For analysis of the orientation, refer to the prior section. The Guidelines also note that attached garages should be not oriented to the primary road (Goose Creek Guidelines, Guidelines for New Construction: Orientation, Guidelines 1 and 2, p. 60).

The HDRC has established a hierarchy for the location and design of garages. Detached garages are preferred by the HDRC. If detached, and designed according to historic precedents, they may have appropriate garage doors facing the street. Second most preferred is attaching a garage by a covered breezeway to the residence. Lastly, if a garage is included in the mass of a new building, then the Guidelines recommend that the doors should not face the right-of-way and that they be screened from view (Goose Creek Guidelines, Guidelines for Site Elements: Accessory Structures and Breezeways, Guidelines 3.a-3.b, p. 46).

The proposed attached garage doors will face Trinity Church Road and will be the main elevation in view when approaching the proposed residence from the road. This arrangement does not meet the Guidelines for garages included in new buildings.

The applicant has proposed steel simulated carriage doors manufactured by Raynor. The proposed doors will be swing out doors with arched 3/3 windows atop A-bucks (refer to Page 3 of the Rock Creeke brochure included in the application packet). **While the proposed carriage doors decrease the visual effect of the garage facing the road, this orientation still does not meet the Guidelines, as the main block is not oriented to the road.** Staff notes, however, that the garage doors are on the side of the building and are not visible from the front elevation. Therefore, if the applicant rotates the house to front Trinity Church Road, the orientation of the garage doors would meet the Guidelines.

From the side, the garage appendage is offset from the side elevation of the proposed residence and projects just over 16' in front of the main block. This change in planes adds visual interest to the side of the building. However, shifting the garage to the front of the house hides the main elevation because of the proposed orientation. It also does not follow historic precedents or the Guidelines, which recommend that outbuildings, including garages that are not included in the mass of a new building, should be subordinate to the main building (Goose Creek Guidelines, Guidelines for Site Elements: Accessory Structures and Breezeways, Guideline 2, p. 46). **Placing the garage in front of the main block is not a subordinate location. The garage addition should be in the same plane as and/or recessed from the front elevation to meet the Guidelines.**

Massing
The Guidelines recommend that the entire structure should not be contained in one mass. In order to reduce the perceived mass, the structure should be divided into

simple intersecting masses with varying rooflines. In the district, historic buildings being enlarged over time with additions demonstrate this precedent. This recommendation is particularly important when new construction is larger than historic buildings (Goose Creek Guidelines, Guidelines for New Construction: Massing, Inappropriate Treatment 1 and Guidelines 1 and 2, p. 62).

In general, the massing of the proposed building can be described as one large rectangle with a one-story appendage attached to the south side by a 6' hyphen. The smaller gable-roof block contains the garage. This block is proposed to break up the mass of the façade. **However, the hyphen confuses this intent. The hyphen is too short to make the garage appear as an accessory structure. At the same time, the hyphen offsets the garage from the main block, creating a second mass, without alleviating the mass of the main block.**

Complexity of Form
The form of new construction should be related to historic precedents, usually simple forms with side or rear ell additions, in the rural area of the Goose Creek Historic District. For buildings much larger than historic examples, accommodating all uses in one simple rectangular mass may not be feasible (Goose Creek Guidelines, Guidelines for New Construction: Complexity of Form, Guidelines 1 and 2, p. 63).

Since the massing of the proposed new construction is not broken up as recommended, there is no complexity of form and the proposed design does meet the Guidelines.

Height, Width, and Scale
The height of the new building should be within 10 percent of the average height of adjacent historic buildings. The width and bay divisions, usually three to five bays, should also be in keeping with these structures. The human scale of the building should be reinforced by using functional elements that reinforce the character of the district (Goose Creek Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guidelines 1 - 3, p. 64).

The proposed two-story residence is just less than 30' tall. The two proximate historic buildings are also two stories tall (Photos 2 and 3). **Considering that the average height of one story is 10', the proposed height is in keeping with the surrounding historic properties. The main block is 54' wide and 32' deep. It is five bays wide. It has a partial-width front porch that reduces the perceived size of the house. The height, width and scale meet the Guidelines.**

Directional Expression
The front elevation of the new building should have a directional expression, or relationship of height and width, that is in keeping with neighboring historic buildings in the rural area of the Goose Creek Historic District (Goose Creek Guidelines, Guidelines for New Construction: Directional Expression, Guideline 1, p. 65).

The directional expression of the proposed residence is horizontal. This is created by both the width of the main block and the side addition containing the garage. This is typical of symmetrical buildings and is in keeping with the nineteenth century residence along Trinity Church Road. The horizontal expression would be further reinforced by recessing the garage to be more in line with the main block.

Photo 2: Late nineteenth century farmhouse on Hughesville Road.

Photo 3: Historic, but altered, house on Trinity Church Road.

Details

Architectural Details and Decoration

The introduction for the New Construction chapter notes that the details of historic buildings help create a human scale and add visual interest to the building and its design (Goose Creek Guidelines, Guidelines for New Construction: Introduction, text, p. 57). Architectural details should be in keeping with those found on historic buildings in the rural area of the Goose Creek Historic District. These details should replicate the original in dimension, proportion, and appearance. Details include, but are not limited to, roof overhangs, cornices, chimneys, dormers, window and door trim, shutters, wood siding and shingle patterns, and entry features. Designing a building without any details providing a visual link to the district is identified as an Inappropriate Treatment (Goose Creek Guidelines, Guidelines for New Construction: Architectural Details and Decoration, Inappropriate Treatment 1 and Guidelines 1 and 2, 7, p. 77).

The proposed new construction does not incorporate cornice details, chimneys, dormers, shutters, or an entry feature surround, resulting in a very simple façade. The details that are proposed, including the roof overhang, window and door trim, siding, and roof materials are evaluated in the following sections.

Roof Form and Materials

The roof form and materials should relate to neighboring historic examples, with gable roof forms being the most common and preferred. The pitch of the roof should also follow historic precedents, generally pitched between seven-in-twelve and twelve-in-

twelve. Materials that approximate a historic appearance, such as standing seam metal, wood, or slate or composite products, are recommended. The HDRC may approve dark, consistently colored asphalt composition shingles; however, this is not the preferred material (Goose Creek Guidelines, Guidelines for New Construction: Roof Form and Materials, Guidelines 1 - 3, p. 66).

The roof of the proposed residence and attached garage is a side gable roof with a seven-in-twelve pitch, meeting the Guidelines.

The proposed roof material is architectural (composite asphalt) shingles manufactured by GAF ELK. The proposed style is Timberline Prestique Lifetime and the color is Weathered Wood.[2] The applicant proposes a lighter color to reduce solar gain. However, solar reflectance for asphalt shingles of any color is generally low because of the black asphalt base.[3] Asphalt shingles overall are not a highly energy efficient choice. Still, the applicant may wish to explore new shingles being developed with granules that reflect infrared light to reduce solar heat gain.[4] **The proposed color, Weathered Wood, is a light brownish-gray that does not meet the Guidelines, because it is too light and the shingles are not a consistent color.**

Roof Features

Skylights

Skylights should be flat and should be located on the rear of the building (Goose Creek Guidelines, Guidelines for New Construction: Roof Features, Guideline 5, p. 67). **The applicant proposes two flat skylights measure 22" by 46.5" in the rear roof slope. This proposal meets the Guidelines. Staff notes that the skylights shown in the submitted scaled drawings are square skylights measuring approximately 22" by 22".**

Cornices, Overhangs, and Parapets

The Guidelines recommend that applicants consider the use of a cornice, overhang, or parapet at the roofline of new construction based on historic precedents in the rural area of the Goose Creek Historic District. This element should also relate to the overall style of the new dwelling (Goose Creek Guidelines, Guidelines for New Construction: Cornices, Overhangs, and Parapets, Guidelines 1 - 3, p. 69).

The proposed roof overhang is 1' wide. It is a simple overhang with a vinyl soffit (evaluated below) and a 1" by 7¼" fascia that will be applied on each elevation. No additional cornice details are proposed. **Based on the simple design proposed for this residence, the proposed treatment for roof-wall junction meets the Guidelines.**

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[2] *http://www.gaf.com/General/GafMain.asp?Silo=RES1&WS=GAF&App=ROOF&Force=shingle-lines.asp*

[3] Parker, D.S., J.E.R. McIlvaine, S.F. Barkaszi, D.J. Beal, M.T. Anello. (2000) Laboratory Testing of the Reflectance Properties of Roofing Materials (FSEC-CR-670-00). *Florida Solar Energy Center (FSEC)*, Cocoa, FL. Online at http://www.fsec.ucf.edu/en/publications/html/fsec-cr-670-00/

[4] Vila, Bob. (2009) Asphalt Shingles. Online at: http://www.bobvila.com/HowTo_Library/Asphalt_Shingles-Asphalt_Shingles-A4125.html.

A pent roof spanning the gable end of the garage is also proposed. It will be clad with asphalt shingles and a fascia board matching the main roof and roof-wall junction. It will have a pitch of 7/12, matching the main block and garage. This detail will add visual interest to the primary elevation and is a suitable detail.

Doors, Windows, and Shutters
The ratio of solids to voids, rhythm of the openings, and proportion of the openings in new buildings should be compatible with adjacent historic buildings (Goose Creek Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 1-3, p. 72).

The proposed residence is a symmetrical five-bay building with a central entrance. The spacing is wider between the center bays than the end bays; however, this is a design feature used throughout time on symmetrical facades. **The proposed fenestration design meets the Guidelines.** However, opportunities to create more visual interest exist. Adding a paired window in the central, second story bay and/or a more elaborate surround around the front door will help break up the perceived mass of the façade. The use of diminutive fenestration or more decorative window surrounds would also achieve the same effect.

The proposed fenestration for the rear and northwest (side) elevations follow more non-traditional patterns and shapes while maintaining a consistent rhythm and spacing in each story. Due of the proposed house orientation, these windows will be visible to travelers driving north on Trinity Church Road. However, if the house is oriented more toward Trinity Church Road, then these proposed window fenestration will not be visible from the public way.

Doors
Doors and trim should relate to styles found in the rural area of the Goose Creek Historic District. The preferred material for doors is wood, however, composite products may be considered depending on design and visual appearance. Storm/screen doors should be a full-view design that does not reference a particular architectural style or period (Goose Creek Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 4-8, p. 72).

The proposed front door is a 6-panel wood door with raised panels. Depending on availability of raised panels, this door may be manufactured by Simpson. It will be painted. **The traditional front door design and materials meets the Guidelines. The trim for all doors will be a simple, composite trim material resembling 1" x 3.5" wood boards. This simple trim meets the Guidelines for design.** The material will be evaluated in the Materials and Textures section below.

Rear doors will be vinyl clad French doors with large fixed panes. Four sets of doors are proposed, two in the exposed basement elevation and two leading to the rear porch. **This simple door design is more utilitarian than the front door and does not evoke**

a specific architectural style or period. As with the windows, these doors will be visible from the public way due to the proposed orientation of the house. If the orientation is shifted more toward Trinity Church Road, this visibility will be alleviated.

A smooth steel single door with one fixed pane above two panels is proposed for entry into the garage. Also a utilitarian design that will not be visible from the public way, this door meets the Guidelines.

Windows
Windows should have true or simulated divided lights with interior and exterior fixed muntins and an internal spacer and simple trim with the same dimensional qualities of historic buildings in the Goose Creek Historic District. Windows should be made of wood, which may be vinyl or aluminum clad, or a wood composite (Goose Creek Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 9-11, p. 73).

The proposed windows are manufactured by Andersen. The proposed model is the 400-series, double hung, insulated vinyl clad window. Windows proposed for the front and southeast (side) elevations are 2/2 simulated divided light windows with interior and exterior fixed muntins and interior spacers. Casement windows for the side elevation (first story and attic) also have simulated divided lights. However, the applicant prefers that the windows be 1/1 and have no muntins. In support of this preference, the applicant submitted photos of several examples of 1/1 windows in historic homes. The remainder of the proposed windows in elevations not visible from the road are largely 1/1.

The proposed new construction most closely follows the Folk Victorian architectural style based on the porch elements and fenestration pattern. A 2/2 window is typical of this style and era of construction. Furthermore, Staff notes that the example 1/1 windows found in the neighboring farmhouse are replacement windows (see Photo 2). Based on the style and period of this house, which is also Folk Victorian, it is more than likely the original windows were 2/2.

As noted earlier, the materials and details of historic buildings help create a human scale for a building and add visual interest to the design (Goose Creek Guidelines, Guidelines for New Construction: Introduction, text, p. 57). **The use of muntins in the main elevation adds visual interest to an otherwise very simple façade. No shutters, front door surround, cornice detail, chimneys, or dormers are proposed. The partial-width porch will be simply adorned with chamfered posts and angled braces. These elements are each recommended in the Guidelines as opportunities for creating visual interest and a human scale. Therefore, the use of 2/2 windows rather than 1/1 would be one of few elements that works towards this ultimate design goal for new construction.**

The 1/1 windows proposed by the applicant for the northwest (side) and rear elevations meet the Guidelines. These windows are not on the primary elevation but will be visible from Trinity Church Road as one travels north. Staff notes that if the orientation of the house changes, then these elevations will not be visible from the road. However, the north side elevation may become visible from Hughesville Road to the north.

Two rectangular single-pane casement windows are proposed for the second story of the rear elevation. In the interior, these windows will flank an interior gas chimney and be in an area that is open to the ceiling. While one pane, these windows are rectangular and similar in shape and size to other rear windows; therefore, they are an acceptable window type for this elevation.

The trim for all windows will be the same as the proposed door trim, which meets the Guidelines for design and dimension.

Front and Rear Porches
Porches on new residential construction are appropriate if they are a prevailing condition of adjacent structures. The porch, however, should reflect the size, materials, proportion, and placement of historic porches in the rural area of the Goose Creek Historic District. Porches on secondary elevations are appropriate where they will shield the house from sun during the summer (Goose Creek Guidelines, Guidelines for New Construction: Front and Rear Porches, Guidelines 1- 3, p. 74).

A partial-width, single-story porch is proposed for the front of the residence. This type of porch is found in the rural area of the Goose Creek Historic District (Goose Creek Guidelines, Guidelines for New Construction: Front and Rear Porches, Text, p. 74). It will span the three center bays of the façade. The porch will have hipped roof with a four-in-twelve pitch and clad with architectural shingles matching the main block. **The form of the proposed porch is in keeping with historic precedents.**

The porch details meet the Guidelines for materials. Posts will be painted chamfered 6”x6” posts with simple 4”x4” angled braces. The painted braces will not be chamfered. The floorboards will be 1”x5” pine boards, pressure-treated with Enviro-safe, and painted. The manufacturer claims that Enviro-safe is an environmentally safe wood treatment and that treated boards do not crack or warp like ordinary pressure-treated pine. The applicant also adds that this product can be painted. No railing is required for the porch.

While the porch materials meet the Guidelines, the design and dimensions of the details are not in keeping with historic precedents as the Guidelines intend. Staff suggests that the braces be chamfered to relate to the porch posts and decrease the bulk of this porch detail. Also, narrow, tongue and groove flooring is more appropriate and in keeping with the historic buildings nearby. Staff suggests that the applicant consider using this flooring type or a substitute material that resembles tongue and

groove. **Staff notes, however, that the proposed residence will be setback nearly 130' from the road, so these details may not be visible from the public way.**

A partial-width rear porch is also proposed. Since the porch will be one story above grade because the house will be built into a slope and a portion of the porch is uncovered, it will be evaluate below using the Guidelines for Decks.

Decks

Decks are not encouraged in historic districts. If they are used on new construction, then decks should not be visible from the front of the building and should be on the least visible elevation of the building. In addition, the house should be sited in a manner that allows the deck to act as a transition from the house to a terrace or yard level. Decks located in a position resulting in a full flight of stairs to the ground are discouraged.

Incorporating traditional porch designs are recommended to decrease the visual effects of a deck. This includes wrapping posts with brick or stone, using a roof, using railing that relates to other details on the house, and screening open space beneath the deck from view. Painting decks the same color scheme as the house, especially in areas where pressure treated wood will be visible from the public way, and integrating the deck into the footprint of the building also decrease its visual effects. Decks should also be screened from public rights-of-way by plantings (Goose Creek Guidelines, Guidelines for New Construction: Decks, Inappropriate Treatments 1 - 4 and Guidelines 1- 6, p. 75).

A proposed rear deck one story above grade will span the eastern four bays of the rear elevation. Based on the proposed orientation, the deck will be visible to travelers heading north on Trinity Church Road. The western portion of the rear deck will be open. The eastern portion of the porch will be under a shed roof and screened. The roof will have a 4/12 pitch, matching the porch on the front of the proposed residence. The posts for the screened porch will be chamfered 6"x6" posts also matching the front porch. Adding a roof to a portion of the rear deck is recommended in the Guidelines.

The balustrade for the entire rear deck will be 3' 4" high with 1¼" square pickets and 3¾" spacing. Posts will be 4"x4" and square. The top rail will be a 2"x6" and the bottom rail will be 2"x4". The balustrade will not be painted. The flooring of the entire rear porch will match the front porch except that it will not be painted. Unpainted pressure treated wood is acceptable in locations where it will not be seen from the right-of-way. **However, the rear deck will be visible, so painting porch elements in the same color scheme of the house is recommended in the Guidelines to mitigate the visual effects of this modern element. If the orientation of the proposed house is shifted toward Trinity Church Road, then the deck will not be visible from this public way. Using common elements, such as the balustrade and flooring on both parts of the rear deck, creates a visual continuity for this proposed modern element and is recommended in the Guidelines. Still, any visible areas should be screened with plantings.**

Since a full basement story is located beneath the deck/porch, screening the area below with lattice does not meet the applicant's needs for access and light. Because it will not be screened, the applicant should consider wrapping the supporting posts with brick or stone. Screening sections of the area beneath the deck with plantings would also decrease the visual impact of this rear, second story deck.

Foundation

Foundations should be distinguished from the rest of the building, respecting the height, contrast of materials, and foundation textures on surrounding historic buildings. The Guidelines identify parging as an appropriate foundation treatment on smaller buildings and additions. Instead, the preferred materials are stone or stone veneer matching the local stone, or brick veneer. Whatever the material, it should be consistent on all four sides of the foundation (Goose Creek Guidelines, Guidelines for New Construction: Foundations, Guidelines 1 – 5, 7, p. 76).

A parged concrete block foundation is proposed for all four sides of the new construction. A parged foundation is not the preferred treatment, especially for the foundation of the main block. The exposed part of the foundation will largely be on the rear of the house. However, this elevation will be visible to the passerby heading north on Trinity Church Road. If the applicant orients the house more toward Trinity Church Road, then the exposed foundation will not visible from the public way. The remaining elevations will be at grade, with the front (northeast) foundation also being covered in part by a partial-width porch, or partially exposed by the sloping grade. **Since the foundation is only exposed on secondary elevations, a parged foundation is acceptable if the house is more oriented toward Trinity Church Road. Staff recommends, however, that plantings be used to soften the appearance of the exposed foundation on the elevation closest to the road.**

Materials and Textures

Materials should be compatible with and complimentary to adjacent historic buildings. Traditional materials, such as stone foundations, standing seam metal roofs, wood siding, and wood trim and decorative features, are preferred. However, substitute materials may be appropriate for new construction if the traditional patterns are followed and they replicate the visual qualities and workability of the original material. The wall cladding should be consistent on all sides of the same mass of a building (Goose Creek Guidelines, Guidelines for New Construction: Materials and Textures, Guidelines 1 – 9, p. 80). Staff evaluated the roof and foundation materials in previous sections.

The applicant proposes to side the new residence with smooth Hardiplank siding with a 7" reveal. The siding reveal should be between 5" and 7". While wood is the preferred material, this proposal meets the Guidelines.

The proposed material for the window and door trim, corner boards, rake, and fascia boards is a smooth, white, Poly-trim material resembling wood boards. The dimensions of the window and door trim and corner boards are 1" x 3.5" and the fascia and rake dimensions are 1" x 7¼". The applicant has provided material samples. **Staff finds that**

this proposed substitute material meets the Guidelines since it replicates the visual qualities and workability of wood. The materials will be presented to the HDRC during the meeting for evaluation.

The proposed material for the soffit is a molded white vinyl with a smooth finish and vented (Figure 2). It is manufactured by Certainteed (Vinyl Carpentry Universal Triple 4", Colonial White). The applicant prefers installing only vented pieces, which are mechanically perforated with tiny holes, since building code requires vented soffits.

Historically, soffits are made of wood and have a flat, consistent surface as represented on the neighboring farmhouse on Hughesville Road. **The proposed mechanically perforated soffit has a modern appearance and does not replicate the visual qualities of a wood soffit on a historic building. It does not meet the Guidelines. Staff notes, however, that the house will be set back approximately 130' from the road. Therefore, the distance from the public way may mitigate the visual effects of the proposed soffit.**

Figure 2: Image of proposed soffit. This soffit alternates vented and unvented sections, which is not proposed by the applicant. Source: http://www.certainteed.com/products/vinyl-siding/soffit/310465#

Paint and Color

The HDRC does not have purview over paint color. However, the Guidelines make recommendations for color schemes to assist applicants in making appropriate color and color scheme choices. Paint schemes should be compatible with adjacent structures and relate to the period of construction. Overly bright or obtrusive colors are

identified as an Inappropriate Treatment. Similar elements should be painted with the same color to achieve a unified appearance. The Green Guidelines recommend painting siding light colors to reduce solar gain (Goose Creek Guidelines, Guidelines for Materials: Paint and Color, Inappropriate Treatment 6 and Guidelines 1 and 2, p. 136; Green Guidelines for Existing Structures, Guideline e, p. 19 and 20).

The applicant proposes a dark barn red (Countrylane Red[5]) Hardiplank siding and white trim. The proposed roof color is a light grayish brown. A few examples of barn red buildings existing in the County's Historic Districts, such as the Joseph Janney House, in Waterford. **However, Staff notes that this color is typically used for barns. Furthermore, the dark siding color will increase solar gain, which the applicant is trying to reduce. Otherwise, the proposed paint scheme is in keeping with the Guidelines.**

Findings

1. The orientation of the proposed new construction does not meet the Guidelines. The northeast orientation does not follow the precedent set by historic buildings in the vicinity, which are oriented to the road and the garage is oriented to the road. The proposed carriage doors do not decrease the visual impact of the garage facing the road.
2. The setback; spacing; massing; complexity of form; height, width, and scale; and directional expression of the proposed residence meet the Guidelines for New Construction.
3. The location of the garage does not meet the Guidelines. The location in front of the main block is not subordinate to the primary part of the building.
4. The proposed roof form, roof overhang design, roof-wall junction, skylights, garage pent roof, doors, window and door trim, frieze and fascia boards, corner boards, front porch design, rear deck design, parged foundation, and siding meet the Guidelines for New Construction.
5. The proposed roof color does not meet the Guidelines for asphalt composite shingles. Weathered Wood, the proposed color, is too light and variably colored.
6. The 2/2 windows proposed for the elevations visible from the public way are in keeping with the style of the proposed house and add visual interest to the façade. It is appropriate for windows not visible from the public way to be 1/1.
7. The 5" floor boards proposed for the front porch are not typical of historic porches, which have narrow tongue and groove boards. However, the distance from the road (approximately 130') may mitigate the visual effects of this modern detail.
8. The proposed mechanically perforated, vinyl soffit does not meet the Guidelines. It does not have the appearance of historic materials or details and has a

[5] http://www.jameshardie.com/homeowner/colorplus-palette.shtml

contemporary appearance. However, the distance from the road (approximately 130') may mitigate the visual effects of this modern replacement material.

9. The proposed siding color, Countrylane Red, is more typical for barns and will have a higher solar gain than a lighter color.

Recommendation

Since the orientation of the proposed new construction should be shifted and the location of the garage should be redesigned in order to meet the Guidelines, staff recommends deferral of the application so that applicant may submit new plan for the HDRC's evaluation.

Suggested Motions

1. *I move that the Historic District Review Committee defer Certificate of Appropriateness 2009-0019 for new residential construction on the lot identified as MCPI 491-10-0145 on Trinity Church Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 14 of the staff report dated January 11, 2010 (see findings above)*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2009-0019 for new residential construction on the lot identified as MCPI 491-10-0145 on Trinity Church Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 14 of the staff report dated January 11, 2010…(see findings above)...and with the following conditions…*
3. *I move alternate motion…*